

**TOWN OF NEWSTEAD – Route 5 Rezoning**  
**PLANNING BOARD**  
**August 28, 2006 - 7:30PM**

PRESENT: Tom Cowan, Chairman  
Terry Janicz  
John Olaf  
Rick Meahl  
Don Hoefler  
John Potera  
Andy Kelkenberg  
Christine Falkowski, Recording Clerk  
Rebecca Baker, Zoning Officer

The latest map (July 2006) and six-page color-coded document from Tom George were reviewed. Also, the 15-page, untitled and undated Code document was reviewed. Changes are noted on pages 2, 3, 4, 7, 8, 9, 12, and 15 (see attached).

**Uses not currently stated in the Code and recommended are:**

- Mini-storage units
- Computer repair shops
- Day care centers (add to C2 after “private schools”)
- Do we still want golf courses to have a special use permit (high investment)? We may want to restrict them from using up valuable frontage (backland only).
- Farm/Landscaping equipment sales and service (add in C-2)
- Off-Road Sales & Service (add in C-2 as defined by Section 92.2)
- Self-Defense Studios
- Gyms
- Golf Domes
- General Contractors & Office (ex: Buffalo Drilling, Upper Deck Construction)
- Bed & Breakfast (house conversions only; no new ones)

**Lot Sizes**

**RC**

Single family home width – change from 100’ to 150’  
area - change from 25,000 sq. ft. to 45,000 sq. ft.

Two family home area – change from 40,000 sq. ft. to 45,000 sq. ft.

Multiple dwelling – change area from 11,000 sq. ft. to 15,000 sq. ft.  
Change width from 100’ to 150’ for first dwelling and from 20’ to 25’ for each additional

Principal building not defined. What is meant by “other principal building”?

The Planning Board feels that all homes built in the Overlay Zone should require site plan approval. Which Board would grant approval of these---Planning or Town Board???

Meeting adjourned 9:20PM.